

170.B

0001

0102.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

554,300 / 554,300

USE VALUE:

554,300 / 554,300

ASSESSED:

554,300 / 554,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Owner 1:	RAMRAS MARK B & ELIZABETH A/TRS	Unit #:	102
Owner 2:	MARK B RAMRAS FMLY TR OF 2000		
Owner 3:	ELIZABETH A RAMRAS FMLY TR OF		

Street 1: 88 PARK AVE #102

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476			Type:	

PREVIOUS OWNER

Owner 1:	RAMRAS ELIZABETH TRUSTEE -
Owner 2:	ELIZABETH A RAMRAS FAMILY TRUS -

Street 1: 88 PARK AVE #102

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		
Postal:	02476			

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1370 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6044																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	554,300			554,300		143589
							GIS Ref
							GIS Ref
							Insp Date
							05/22/18



Patriot Properties Inc.
USER DEFINED

!13188!

PRINT

Date	Time
12/11/20	03:10:41

LAST REV

Date	Time
11/06/18	08:12:51

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAMRAS ELIZABET	65570-254		6/19/2015	Convenience		1	No	No	
RAMRAS MARK & E	55391-331		9/17/2010	Convenience		1	No	No	
RETSKY KAREN L,	54158-88		1/15/2010		380,000	No	No		
MOONEY THOMAS M	40254-321		8/1/2003		355,000	No	No		
	15744-333		8/1/1984		129,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/11/2011	1275	New Wind	11,672						5/22/2018	Measured	DGM	D Mann
7/27/2010	898	Redo Kit	13,465					REPL CABINETS				

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			22 223356, Building Number 1.										
Sty Ht: 1	- 1 Story			A Bath: 1	Rating: Average													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3	- Brick or Stone			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath:	Rating:													
Prime Wall: 7	- Brick			A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 2	- Hip			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good													
Color: BRICK				A Kits:	Rating:													
View / Desir: N	- NONE			Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C+	- Average (+)			CONDOS INFORMATION														
Year Blt: 1984	Eff Yr Blt:			Location: R	- Rear													
Alt LUC:	Alt %:			Total Units:														
Jurisdict: G19	Fact: .			Floor: G	- Ground Floor													
Const Mod:				% Own:	2.039999962													
Lump Sum Adj:				Name:	29 - 6044													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD	- Good			16.	%			Exterior:						
Prim Int Wall: 1	- Drywall			Functional:								Interior:						
Sec Int Wall:				Economic:								Additions:						
Partition: T	- Typical			Special:								Kitchen:						
Prim Floors: 4	- Carpet			Override:								Baths:						
Sec Floors:				Total:	16.8 %							Plumbing:						
Bsmnt Flr:				CALC SUMMARY								Electric:						
Subfloor:				Basic \$ / SQ:	320.00			COMPARABLE SALES				Heating:						
Bsmnt Gar:				Size Adj.:	0.93795621			Rate	Parcel ID	Typ	Date	Sale Price	General:					
Electric: 3	- Typical			Const Adj.:	0.99740016													
Insulation: 2	- Typical			Adj \$ / SQ:	299.366													
Int vs Ext: S				Other Features:	46980													
Heat Fuel: 3	- Electric			Grade Factor:	1.10													
Heat Type: 15	- H.V.A.C			NBHD Inf:	1.32500005													
# Heat Sys: 1				NBHD Mod:														
% Heated: 100				LUC Factor:	1.00													
Solar HW: NO	Central Vac: NO			Adj Total:	666239													
% Com Wall:	% Sprinkled:			Depreciation:	111928													
				Depreciated Total:	554310													
MOBILE HOME				Make:				Serial #:				Year:						
SPEC FEATURES/YARD ITEMS				Model:								Color:						
PARCEL ID 170.B-0001-0102.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:				Total:									

IMAGE
AssessPro Patriot Properties, Inc
